

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, DECEMBER 17, 2013

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM
1ST Floor, Govt. Center

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, December 17, 2013, at 6:00 p.m.** to consider the following:

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW OAK HILL AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Oak Hill Agricultural and Forestal District will expire on April 15, 2014. The District has a 4-year period and a lot subdivision minimum of forty (40) acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally on the southeast side and southeast of Oatlands Road (Route 650), on the west side and west of James Monroe Highway (Route 15), and north of John Mosby Highway (Route 50) and Snickersville Turnpike (Route 734), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Economic Development and one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five (5)-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Also, during this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Oak Hill Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listings

PIN	Tax Map Number	Acreage	PIN	Tax Map Number	Acreage
3211542890	/90////////14A	1.5	3584701970	/75//12////3/	15.73
3212547800	/90////////11/	6.94	3584897300	/75//15///A2B/	6.7
3571629660	/75//1////1/	13.79	3593992760	/89////////11/	300
3571790030	/75//12////4/	15.77	3931016970	/75////////25A	35
3571869790	/75//7////3/	34.85	3931967400	/75////////25/	62.44
3584508400	/75//12////1/	6.44	3932031510	/75////////25B	10
3584544650	/75//1////6/	15.65	3932032950	/75//5////1/	14.64
3584552310	/75//12////2/	6.65			

The ADAC held a public meeting on November 12, 2013, to review and make recommendations concerning whether to continue, modify or terminate the New Oak Hill Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

In accordance with Virginia Code Section 15.2-4307, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5th Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

ZOAM 2013-0007

PROPOSED ZONING ORDINANCE AMENDMENTS TO ARTICLES 3 AND 5 OF THE REVISED 1993 ZONING ORDINANCE TO REVISE THE COMMERCIAL LIGHT INDUSTRY (CLI) ZONING DISTRICT REGULATIONS AND THE ADDITIONAL REGULATIONS FOR SPECIFIC USES (Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on October 16, 2013, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), in order to establish new uses for, add new uses to, and reclassify certain special exception uses as permitted uses within the Commercial Light Industry (CLI) zoning district; add references to the appropriate Additional Regulations for certain permitted uses and special exception uses in the CLI zoning district; establish new, and/or revise or delete existing, Lot Requirements, Building Requirements, and Performance Criteria for the CLI zoning district; establish new, and/or revise or delete existing, Additional Regulations for Specific Uses; and amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments would:

Description of Proposed Amendments to Section 3-903, Permitted Uses, and Section 3-904, Special Exception Uses:

- Add "Banquet/Event Facility", certain types of "Restaurant" (including fast-food with drive-through), "Library", "Exhibition Facility", "Continuing Care Facility", and "Medical office" as new Permitted and/or Special Exception uses (the addition of the use may be based on size of use and/or access to Route 50).
- Add "Antique Shop" with or without outdoor storage, subject to Additional Regulations, as a new Permitted use.

- Add references to “Auxiliary uses” and “Accessory uses”, subject to Performance Criteria, to the list of Permitted uses
- Reclassify certain existing uses, to include, without limitation, “Art Gallery” with or without outdoor storage, “Convenience food store with or without gas pumps”, “Kennel, indoor”, “Museum or Exhibition Facility”, “Motor vehicle sales”, “Convenience food store”, “Convention facility”, “Automobile Service Station”, “Retail sales establishment”, “Motor vehicle service and repair, light”, “Restaurant”, from Special Exception uses to Permitted uses (the reclassification of the use may be based on size of use and/or access to Route 50), subject to Additional Regulations and/or Performance Criteria.
- Add references to the appropriate Additional Regulations and/or Performance Criteria for certain Permitted uses and Special Exception uses.

Description of Proposed Amendments to Section 3-905, Lot Requirements:

- Revise Size requirements to increase or reduce the 2-acre minimum required lot size.
- Revise Yards Adjacent to Parcel Boundaries With Other Nonresidential Districts requirements to increase or reduce the 25-foot minimum yard for buildings, clarify that the minimum yard for parking includes outdoor storage areas, increase or reduce the 10-foot minimum yard for parking, clarify that such yards apply except where a greater yard is by Section 5-1400, and clarify the applicable yard requirements for certain split-zoned parcels.

Description of Proposed Amendments to Section 3-906, Building Requirements:

- Revise Lot Coverage requirements to increase or reduce the .45 maximum lot coverage.
- Revise Building Height requirements to increase or reduce the 45-foot maximum building height (without certain additional setbacks) and clarify and/or revise the calculation of maximum building height when certain additional setbacks are provided.
- Revise Floor Area Ratio (FAR) requirements to increase or reduce the 0.30 maximum Base FAR, establish a 0.60 maximum Adjusted FAR, clarify the requirements for certain density (FAR) increases and add appropriate references to Route 50, and establish new requirements for a density (FAR) increase pursuant to an alternative development option.

Description of Proposed Amendments to Section 3-907, Performance Criteria:

- Revise the list of Prohibited Uses to eliminate certain obsolete manufacturing uses.
- Revise Uniform Landscaping for Front Yard Areas Adjacent to a Primary Highway requirement to add appropriate references to Route 50.
- Establish new requirements in regard to permitted Auxiliary Uses, Stormwater Management, Erosion and Sediment Control, and Archaeological.

Description of Proposed Amendments to Section 5-600 et seq., Additional Regulations for Specific Uses:

- Revise existing requirements in regard to “Antique Shop; Art Gallery or Studio; Craft Shop” to specify the applicability of such requirements to the CLI zoning district.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

SIDP 2013-0003
OUR SAVIORS WAY - SIGN DEVELOPMENT PLAN
(Sign Development Plan)

Our Saviors Way Lutheran Church of Ashburn, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum size of any one sign and the maximum area of the background structure of one sign. The subject property is located in the PD-H3 (Planned development Housing) zoning district and is being developed pursuant to ZMAP-1995-0003, Broadlands, and ZCPA-1994-0005, Broadlands/Broadlands South. The property is also located partially within the FOD (Floodplain Overlay District). Alternative sign regulations for permitted signs may be requested with the submission of a sign development plan pursuant to Section 5-1202(E) of the Revised 1993 Zoning Ordinance. The subject property is approximately 8.81 acres in size and is located within the southwest quadrant of the intersection of Waxpool Road (Route 2119) and Claiborne Parkway (Route 901), at 43115, 43121, 43127, and 43133 Waxpool Road, Broadlands, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /78//36/////3/ (PIN# 119-35-4191) and is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Toll Road Plan which designate this area for Residential uses at densities of up to 4.0 dwelling units per acre.

SPEX 2013-0006 & SIDP 2013-0001
INTERSPORT PERFORMANCE INC
(Special Exception and Sign Development Plan)

Intersport Performance, Inc., of McLean, Virginia, has submitted an application for a Special Exception to permit an automobile sales and service use in the RC (Rural Commercial) zoning district, and an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum size of building mounted signs. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 2-904(F) and alternative sign regulations for permitted signs may be requested with the submission of a sign development plan pursuant to Section 5-1202(E). The subject property is approximately 1.46 acres in size and is located within the southeast quadrant of the Harry Byrd Highway (Route 7), Lansdowne Boulevard (Route 2400), and Claiborne Parkway (Route 901) interchange, at the northern terminus of Ashburn Road (Route 641), in the Broad Run Election District. The property is more particularly described as Tax Map Number /62/////////18/ (PIN# 083-38-6457). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for Keynote Employment uses and recommend a Floor Area Ratio (FAR) of between 0.4 and 1.0.

SPEX 2011-0030
SOUTH RIDING DAY CARE CENTER – ELK LICK ROAD
(Special Exception)

SDE, Inc., of Falls Church, Virginia, has submitted an application for a special exception to permit a child care center in the CR-1 (Countryside Residential-1) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and within the QN (Quarry Notification) Overlay District-Chantilly Crush Stone Note Area. The application is subject to the Revised 1993 Zoning Ordinance and the proposed child care center use is listed as a Special Exception use under Section 2-504(X), subject to the Additional Regulations set forth in Section 5-609(B). The modification of buffer and screening regulations applicable to the proposed special exception use is authorized under Section 5-1403(C), pursuant to which the applicant also requests a modification of Table 5-1414(B) of Section 5-1414(B), *Buffer Yard and Screening Matrix, Required Plantings per 100 Lineal Feet of Property Line*, in order to reduce the required minimum width of the Type 2 Side Buffer Yard located along northern boundary of the subject property from 20 feet to 10 feet. The subject property is approximately 0.97 acre in size and is

located on the west side of Elk Lick Road (Route 621), south of Elk Pace (Route 1280), and north of Tall Cedars Parkway (Route 2200), at 25231 Elk Lick Road, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 101/F/1/////8/ (PIN# 128-45-8980). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), which designate this area for Business uses and which recommend a Floor Area Ratio (FAR) up to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.